

# TIFFIN WEST

TIFFIN, IA 52340



IOWA CITY

CORALVILLE

LOT 5  
13.688 AC



LOT 4  
1.905 AC

LOT 3  
1.773 AC

LOT 2B  
1.052 AC

PENDING

RETAIL LOTS AVAILABLE

TIFFIN



**For Sale**

RETAIL LAND | LOTS 2A - 2B



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

2720 1st Avenue NE, Suite 212  
Cedar Rapids, IA 52404  
Main +1 319 229 1003  
[iowacommercialadvisors.com](http://iowacommercialadvisors.com)

# // PROPERTY HIGHLIGHTS

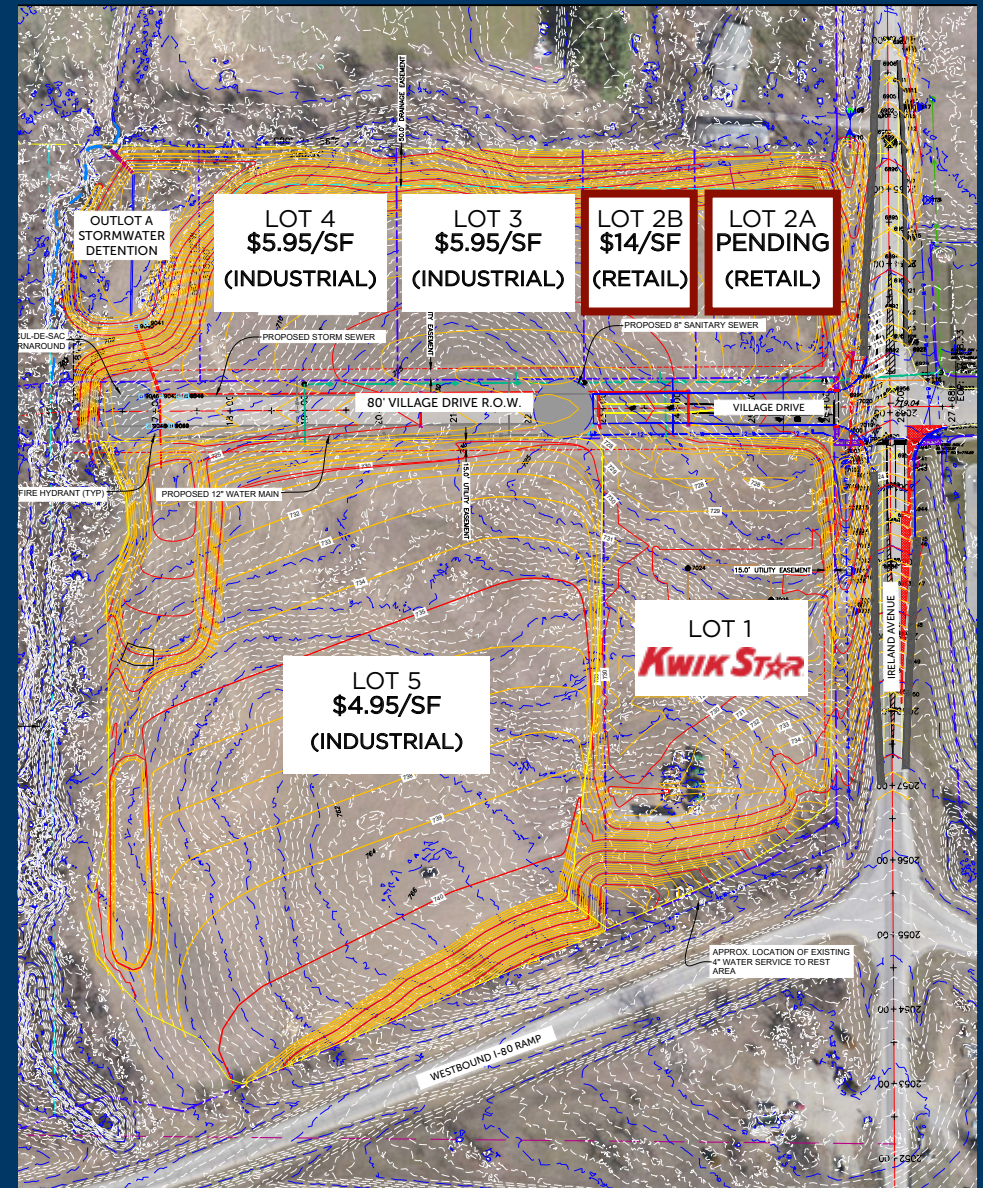
## RETAIL LOTS AVAILABLE

PRICE: \$14-15/SF

SIZE: 1.05 - 2.16 AC

ZONING: C-B2

- Two retail lots available for sale or build-to-suit at the hard corner of Village Drive & Ireland Ave NW—a prime location for retail development.
- Tiffin is one of the fastest growing communities in Iowa, with an increase of 54% since 2010
- Located at the I-80 & I-380 Interchange
- Located near the University of Iowa and University of Iowa Hospital and Clinic
- Conveniently located on the western edge of the Iowa City MSA
- Within minutes of Coralville, Iowa City, and North Liberty
- Subdivided options available - contact agent for additional information and impact to asking price



LOT #	SIZE	ZONING	PRICE	STATUS
2A	1.285 AC	C-B2	\$15/SF	PENDING
2B	1.052 AC	C-B2	\$14/SF	AVAILABLE

# // SITE AERIAL

NORTH LIBERTY

IOWA CITY



TIFFIN



IRELAND DR



63,700 VPD



CUSHMAN & WAKEFIELD

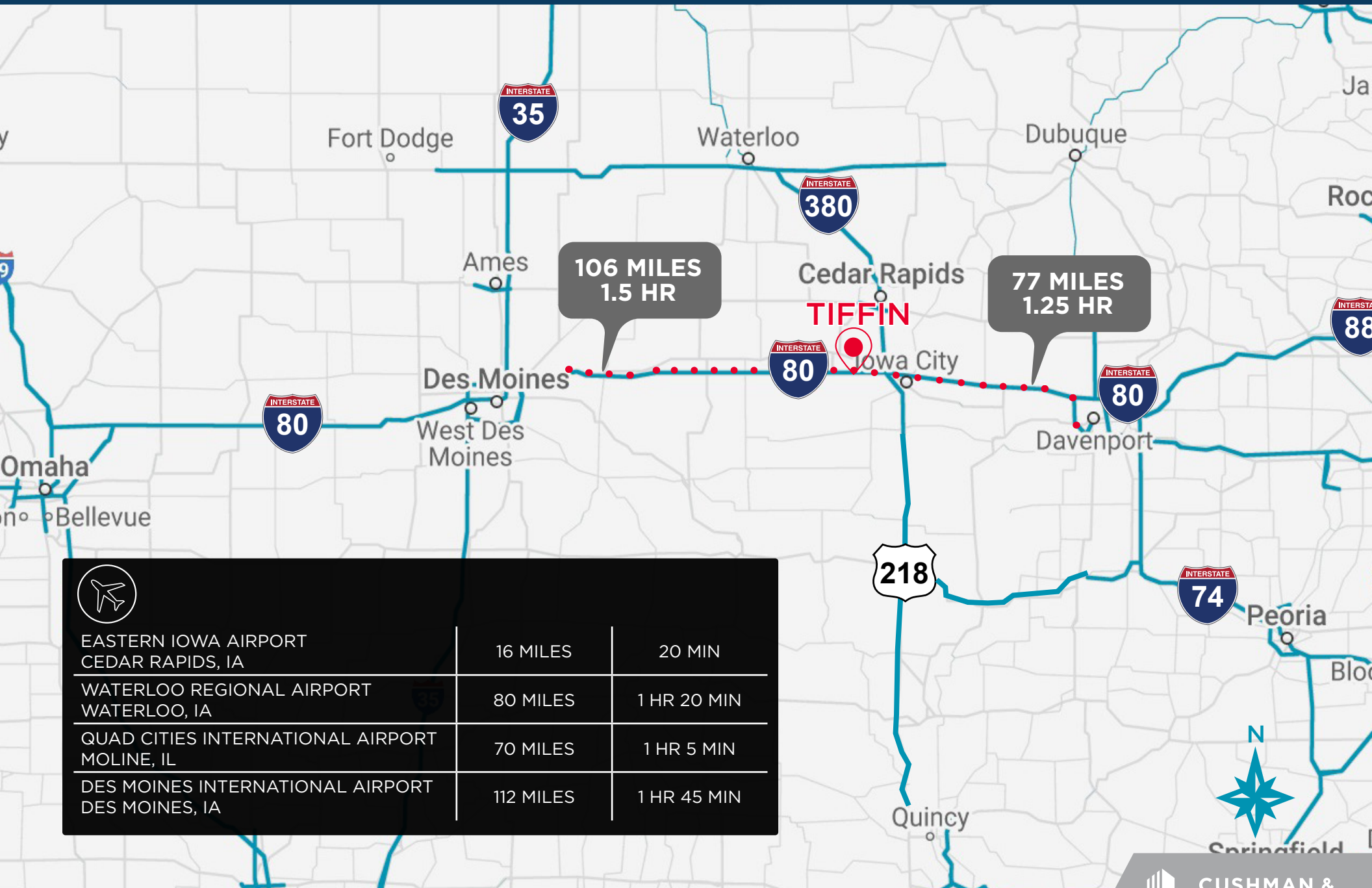
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# // SITE AERIAL



# // SITE AERIAL





# // DEMOGRAPHIC RANGE



**MEDIAN AGE**

**33 - 34 - 34**



**TOTAL POPULATION**

**2,106 - 7,340 - 42,848**



**DAYTIME POPULATION**

**1,433 - 8,289 - 37,835**



**TOTAL HOUSEHOLDS**

**935 - 2,977 - 16,767**



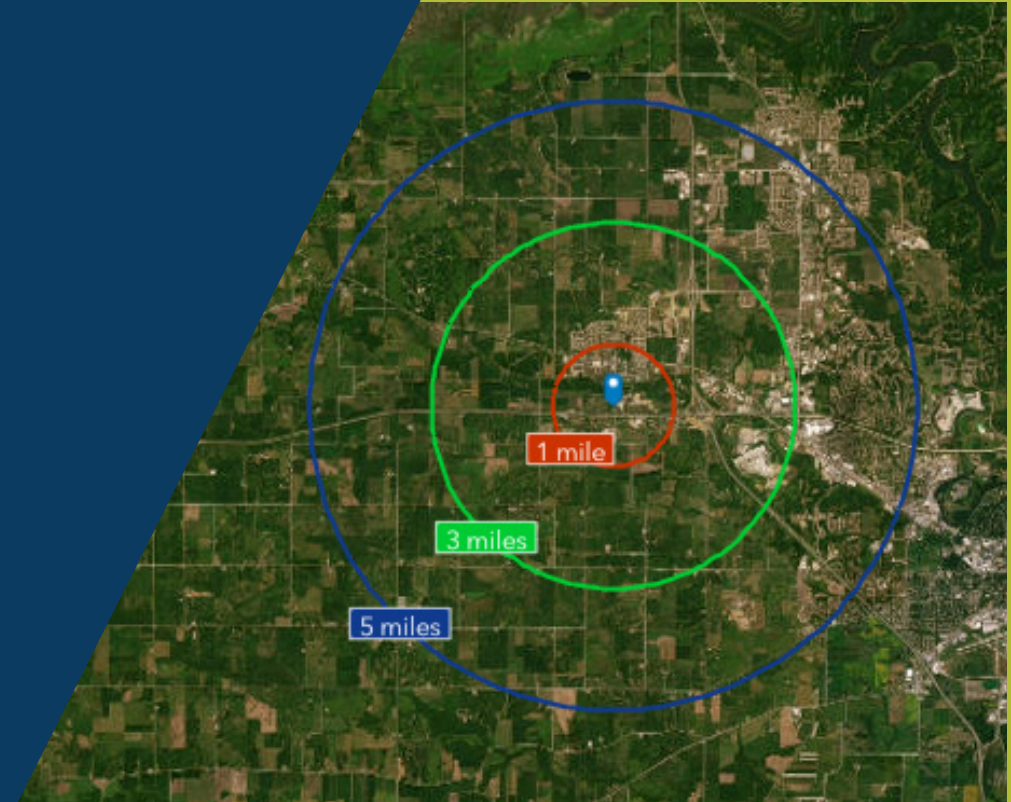
**FAMILY HOUSEHOLDS**

**935 - 2,977 - 16,767**

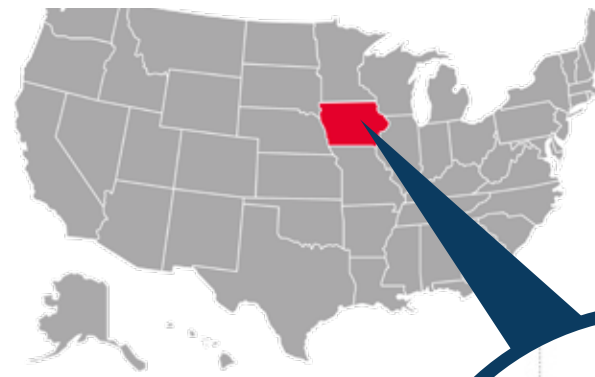


**AVERAGE HOUSEHOLD INCOME**

**\$109,895 - \$99,864 - \$117,026**



# ICR IOWA



Tiffin is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



**729,401**  
WORKFORCE  
POPULATION



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington



**487,106**  
POPULATION

**\$1,227,628,806**  
ANNUAL GOODS EXPORT

**36,816,284**  
300 MILE POPULATION



**IOWA RANKED #1**  
**OVERALL BEST STATE**



**RANKED #2 BEST COST**  
**OF DOING BUSINESS**

# TIFFIN WEST

TIFFIN, IA 52340



IOWA CITY

CORALVILLE

**Kwik Star**

**LOT 5**  
13.688 AC

**LOT 4**  
1.905 AC

**LOT 3**  
1.773 AC

**LOT 2B**  
1.052 AC

**PENDING**

TIFFIN



## FOR MORE INFORMATION, CONTACT

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**CHLOE MARZEN**  
Business Analyst  
**OLIVIA CHRISTIANSON**  
Marketing Specialist

\*ownership entity includes a licensed real estate agent in the State of Iowa



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